



Address: [2216 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-12-21
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5897997606
Longitude: -97.1809496953
TAD Map: 2096-332
MAPSCO: TAR-123E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN
SEC 3 - 7 Block 12 Lot 21

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41069854

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,801

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FKH SFR N LP

Primary Owner Address:

1850 PARKWAY PL SUITE 900
MARIETTA, GA 30067

Deed Date: 6/13/2023

Deed Volume:

Deed Page:

Instrument: [D223103904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FKH SFR L LP	8/18/2022	D222209006		
BEESLEY JIM;BEESLEY PENNY	4/8/2021	D221107151		
LMB SERIES LLC	10/1/2014	D214233530		
BEESLEY JAMES;BEESLEY PENNY	6/25/2008	D208255332	0000000	0000000
CLASSIC CENTURY HOMES LTD	6/14/2006	D206199072	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2006	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$239,923	\$50,000	\$289,923	\$289,923
2024	\$270,650	\$50,000	\$320,650	\$320,650
2023	\$273,417	\$50,000	\$323,417	\$323,417
2022	\$253,439	\$25,000	\$278,439	\$278,439
2021	\$185,000	\$25,000	\$210,000	\$210,000
2020	\$185,000	\$25,000	\$210,000	\$210,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.